

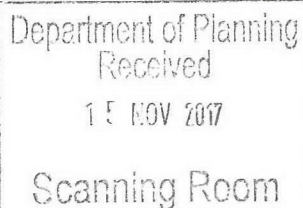


Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

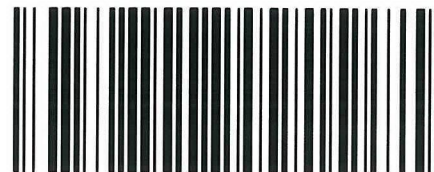
Tel: 02 9911 3555

Fax: 02 9911 3600



Date: 13 November 2017
Doc Ref: 67087/17

Ms Carolyn McNally
Secretary,
NSW Department of Planning and Environment,
320 Pitt St,
SYDNEY NSW 2000



Attention: Carina Lucchinelli

Dear Ms McNally,

Re: REQUEST FOR GATEWAY APPROVAL TO EXHIBIT: PLANNING PROPOSAL 27 for 10-20 PINAROO PLACE, 1 GIRRAWEE AVENUE and 552 MOWBRAY ROAD, LANE COVE NORTH.

At the Lane Cove Council meeting of 21 August 2017, Council resolved to submit a planning proposal for 10-20 Pinaroo Place, 1 Girraween Avenue and 552 Mowbray Road, Lane Cove North to the Department requesting Gateway approval to proceed to exhibition (see **AT-1 & 2**).

The planning proposal seeks to:-

1. Rezone the public park on Girraween Avenue, Lane Cove North, from RE1 Public Recreation to R4 High Density with a height limit of 17.5m and FSR of 1.6:1;
2. Commence a process to reclassify the public park at 1 Girraween Avenue, Lane Cove North from Community Land to Operational Land;
3. Rezone 552 Mowbray Road from R4 High Density to RE1 Public Recreation; and
4. Remove the identification of 10 - 20 Pinaroo Place on Council's Land Reservation Acquisition Map as "Reserved for Acquisition".

The purpose is to improve the provision of recreational open space in the Mowbray Road Precinct, an area which has experienced immense population growth over the past seven years following rezonings of most of the area from R2 Low Density Residential to R4 High Density Residential.

Background

Lane Cove LEP 2009, which was notified (gazetted) in February 2010, included the rezoning of the Precinct to High Density Residential R4. The rezoning was not supported by Council. This rezoning has resulted in an anticipated increase of 1500 dwellings in the Mowbray Road Precinct. (**AT-3**)

In 2011, at Council's request, the Department commissioned a comprehensive strategic review of the Mowbray Precinct focusing on dwelling yield capacity, impact on the road network and identification of any necessary Section 94 infrastructure works (**AT-4**).

A joint Project Control Group (PCG) between Council staff and the Department was initiated in April 2011 to oversee the Strategic Review. The Strategic Review included the Masterplanning Study by JBA Planning Pty Ltd and a Traffic Study by SMEC Australia Pty Ltd.

Council's meeting on 5 December 2011, sought to endorse the Strategic Review of the Mowbray Precinct and prepare a planning proposal and Section 94 Plan to endorse its recommendations (AT-5). A Key Recommendation made by the PCG, from the JBA Masterplanning Study, was to:

- (v) *reconfigure and expand the open space to provide a larger park of 6,000m² on Mindarie Street*

The Council report therefore included, as was supported by the PCG and Director General of the Department of Planning, the proposed rezoning of the Pinaroo Place sites to RE1 – Public Recreation, and the rezoning of the Girraween Park to R4 – High Density Residential:

Public Recreation RE1 areas reconfigured to consolidate open space into a larger park of 6,000m² close to Mindarie Street/ Pinaroo Place. Housing NSW would be asked to contribute some of its land in return for the less usable pocket park on Girraween Street.

Council resolved to submit a planning proposal including rezoning the Pinaroo Place properties to RE1 Public Recreation (AT-6). However, Council also resolved to:

- c) Retain the Girraween Park recreational zoning until a replacement pocket park is acquired.*
- 4. Liaise with Housing NSW regarding the planning proposal and improved open space options.*

Council has continuously pursued the Land Swap arrangement with LAHC recommended in the JBA Masterplanning Study, since December 2011.

Result of negotiations

Negotiations were successfully completed between Council and LAHC in 2016. Therefore, the provisions in this Planning Proposal, including the public recreation reserve have already been discussed with LAHC. Notwithstanding this, it is recommended that further consultation with LAHC be included as a condition of any subsequent Gateway Determination.

In addition, in close proximity, 552 Mowbray Road was dedicated to Council as part of a Voluntary Planning Agreement (VPA) for the purposes of a replacement pocket park, offsetting the future loss of the pocket park at 1 Girraween Avenue.

The practical outcome of negotiations with LAHC and the owners of 552 Mowbray Road is that a poor-standard park of 1,300m² will be replaced with a significantly larger, newly designed public park and a small pocket park with a net gain of 4,009m² of public recreation space.

Conclusion

This planning proposal progresses the land swap between Council and Housing NSW recommended in the 2011 JBA Report. Although the land exchange which has been brokered between Council and Housing NSW will result in some economic

effects, the planning proposal does not change this negotiated outcome. The planning proposal for a single large, purpose-designed public park is likely to provide very positive social effects for the residents of the growing Mowbray Precinct.

Please feel welcome to contact Terry Tredrea, Strategic Planner, on 9911 3580 or at ttredrea@lanecove.nsw.gov.au to discuss any matters relating to the submission.

Yours sincerely



Michael Mason,
Executive Manager – Environmental Services

Attachments

- AT-1** Report 21 August 2017meeting
- AT-2** Minute 21 August 2017meeting
- AT-3** Site Identification Map
- AT-4** Mowbray Road Precinct, Lane Cove North Master Planning Study
- AT-5** Council report 23 of 5 December, 2011
- AT-6** Council Report 16 April 2012



planning consultants

Planning Proposal No. 27

Open Space Rezoning and Reclassification

10-20 Pinaroo Place, 1 Girraween Avenue and 552 Mowbray Road,
Lane Cove North



Prepared for: Lane Cove Council
November 2017

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Client: Lane Cove Council
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2.	Concept Plan – Pinaroo Place/Kullah Parade Park
3.	Concept Plan – Mowbray Pocket Park

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Abbreviations

AADT	annual average daily vehicle trips
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
AS	Australian Standard
ASS	acid sulfate soils
BCA	Building Code of Australia
BTA	bushfire threat assessment
CC	construction certificate
CIV	capital investment value
Council	Lane Cove Council
DA	development application
DCP	development control plan
DECC	former NSW Department of Environment and Climate Change
DET	NSW Department of Education and Training
DFP	DFP Planning Pty Limited
DFCS	NSW Department of Family and Community Services
DGRs	Director General's Requirements
DoCS	former NSW Department of Community Services
DoPE	NSW Department of Planning and Environment
DoPI	former NSW Department of Planning and Infrastructure
DVT	daily vehicle trip
DWE	NSW Department of Water and Energy
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	environmental planning instrument
ESCP	erosion and sedimentation control plan
ESD	ecologically sustainable development
FPL	flood planning level
FSR	floor space ratio
GFA	gross floor area
HIS	heritage impact statement
JRPP	Joint Regional Planning Panel
kph	kilometres per hour
LAHC	Land and Housing Corporation
LEP	local environmental plan
LGA	local government area
NGL	natural ground level
NorBE	neutral or beneficial effect
NOW	NSW Office of Water
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPWS	NSW National Parks and Wildlife Service
PA	planning agreement
OEH	NSW Office of Environment and Heritage
PAD	potential archaeological deposit
PVT	peak hour vehicle trip
REP	regional environmental plan
RFI Act	<i>Rivers and Foreshore Improvement Act 1948</i>
RFS	NSW Rural Fire Service
RF Act	<i>Rural Fires Act 1997</i>

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Abbreviations

RL	reduced level
RMS	NSW Roads and Maritime Services
RTA	former Roads and Traffic Authority of NSW
SCA	Sydney Catchment Authority
SC	Subdivision Certificate
SCI	site contamination investigation
SEE	Statement of Environmental Effects
SEPP	state environmental planning policy
SIS	species impact statement
SULE	safe useful life expectancy
TSC Act	<i>Threatened Species Conservation Act 1995</i>
VPA	voluntary planning agreement
vtph	vehicle trips per hour
WM Act	<i>Water Management Act 2000</i>
WSUD	water sensitive urban design

Executive Summary

This Planning Proposal, prepared on behalf of Lane Cove Council, seeks to improve the provision of recreational open space in the Mowbray Road Precinct, an area which has experienced immense population growth over the past seven years following the rezoning of most of the area from R2 Low Density Residential to R4 High Density Residential. In fact, the rezoning of the Precinct is likely to result in approximately 1,500 new dwellings.

This Planning Proposal pertains to the following parcels of land:

- Existing single residential housing lots at 10, 12, 14, 16, 18 and 20 Pinaroo Place;
- A public reserve at 1 Girraween Avenue; and
- A recently dedicated parcel of land at 552 Mowbray Road.

Since 2011, Council has been in negotiations with Land and Housing Corporation (LAHC) to undertake a land swap so that 10-20 Pinaroo Place can be converted into a public reserve, which when amalgamated with the existing Kullah Park, will result in a large park of over 6,300m².

As part of the swap:

- 1 Girraween Avenue (currently a pocket park) will be transferred to LAHC, to be amalgamated into LAHC land adjacent to the park at 562 Mowbray Road. This would provide LAHC the opportunity to consolidate their land holdings in the Precinct and at some stage in the future, redevelop 562 Mowbray Road and 1 Girraween Avenue together as housing.
- Before the pocket park at 1 Girraween Avenue was released as part of the swap, Council had to locate land for a pocket park in proximity to 1 Girraween Avenue.
- Subsequently, 552 Mowbray Road was dedicated to Council as part of a Voluntary Planning Agreement (VPA) for the purposes of a replacement pocket park, offsetting the future loss of the pocket park at 1 Girraween Avenue.

This planning proposal seeks to facilitate the land swap commenced in 2011, which has successfully been negotiated.

This report and accompanying material has been prepared in accordance with Section 55 of the EP&A Act and relevant Departmental guidance.

This report concludes that the proposal to advance the negotiated land exchanged between Council and the LAHC, to provide a large multi-purpose park and a new pocket park in the Mowbray Precinct:

- is consistent with specific objectives from the Masterplanning Study prepared by JBA in 2011 as part of the Strategic Review of the Mowbray Precinct after the area was up-zoned from low density Residential to high density residential;
- is consistent with regional and subregional planning and transport strategies as well as local planning studies;
- is not inconsistent with relevant SEPPs and Section 117 Directions;
- is not likely to have any detrimental environmental outcomes; and
- is likely to have positive social impacts for the local community by providing a large park including various recreational opportunities and a pocket park with good amenity.

Accordingly, under the authority of Council resolution dated 21st August 2017, Council submits this Planning Proposal to the Minister seeking Gateway Approval for public exhibition.

1 Introduction

1.1 Commission

DFP has been commissioned by Lane Cove Council to prepare a Planning Proposal in respect of the land at:

- 10-20 Pinaroo Place;
- 1 Girraween Avenue; and
- 552 Mowbray Road.

The Planning Proposal seeks to improve the provision of recreational open space in the Mowbray Road Precinct, an area which has experienced immense population growth over the past seven years following rezonings of most of the area from R2 Low Density Residential to R4 High Density Residential.

1.2 Purpose of this Statement

The purpose of this report is to provide Council and the Department of Planning and Environment (DoPE) with the necessary information to assess the Planning Proposal and for the Minister to make a Gateway Determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.3 Material Relied Upon

This SEE has been prepared by DFP based on information referred to herein and/or appended to this report and a Site inspection undertaken on 23 October 2017.

1.4 Summary of Conclusions and Recommendations

The Planning Proposal seeks to improve the provision of recreational open space in the Mowbray Road Precinct, an area which has experienced immense population growth over the past seven years following the rezoning of most of the area from R2 Low Density Residential to R4 High Density Residential.

This Planning Proposal pertains to the following parcels of land:

- Existing single residential housing lots at 10, 12, 14, 16, 18 and 20 Pinaroo Place;
- A public reserve at 1 Girraween Avenue; and
- A recently dedicated parcel of land at 552 Mowbray Road.

This report and accompanying material has been prepared in accordance with Section 55 of the EP&A Act and relevant Departmental guidance.

This report concludes that the proposal to advance the negotiated land exchanged between Council and the LAHC, to provide a large multi-purpose park and a new pocket park in the Mowbray Precinct:

- is consistent with specific objectives from the Masterplanning Study prepared by JBA in 2011 as part of the Strategic Review of the Mowbray Precinct after the area was up-zoned from low density Residential to high density residential;
- is consistent with regional and subregional planning and transport strategies as well as local planning studies;
- is not inconsistent with relevant SEPPs and Section 117 Directions;
- is not likely to have any detrimental environmental outcomes; and
- is likely to have positive social impacts for the local community by providing a large park comprising various recreational opportunities and a pocket park with good amenity.

1 Introduction

Accordingly, under the authority of Council resolution dated 21st August 2017, Council submits this Planning Proposal to the Minister seeking Gateway Approval for public exhibition.

2 Background

2.1 Background to the Strategic Review of the Mowbray Precinct

At Council's request, the Department commissioned a comprehensive strategic review of the Mowbray Precinct focusing on dwelling yield capacity, impact on the road network and identification of any necessary Section 94 infrastructure works.

A joint Project Control Group (PCG) between Council staff and the Department was initiated in April 2011 to oversee the Strategic Review. The Strategic Review included the Masterplanning Study by JBA Planning Pty Ltd and a Traffic Study by SMEC Australia Pty Ltd.

2.1.1 Report to Council Meeting 5 December 2011

The Council General Manager's report to the Council meeting on 5 December 2011, sought to endorse the Strategic Review of the Mowbray Precinct and prepare a planning proposal and Section 94 Plan to endorse its recommendations.

A Key Recommendation made by the PCG, from the JBA Masterplanning Study, was to:

- (v) reconfigure and expand the open space to provide a larger park of 6,000m² on Mindarie Street*

The Council report also included, as had been supported by the PCG and Director General of the Department of Planning, the proposed rezoning of the Pinaroo Place sites to RE1 – Public Recreation, and rezoning of the Girraween Park to R4 – High Density Residential:

- Public Recreation RE1 areas reconfigured to consolidate open space into a larger park of 6,000m² close to Mindarie Street/ Pinaroo Place. Housing NSW would be asked to contribute some of its land in return for the less usable pocket park on Girraween Street.

Council resolved to submit a planning proposal including rezoning the Pinaroo Place properties to RE1 Public Recreation, however, Council also resolved to:

.....

- c) Retain the Girraween Park recreational zoning until a replacement pocket park is acquired.*

.....

- 4. Liaise with Housing NSW regarding the planning proposal and improved open space options.*

2.1.2 Report to Council Meeting 16 April 2012

The Report to Council on 16 April 2012 in relation to the Mowbray Precinct, included the outcome of the exhibition of the rezonings proposed in the Council report of 5 December 2011.

In relation to open space, the report recommended that:

- 2. The Floor Space Ratio and Height Maps be amended to remove residential standards for the existing Girraween Avenue park and the proposed Pinaroo Place park, for consistency with their Public Recreation RE1 zoning.*

It is also noted at this time that NSW Land & Housing Corporation's submission to the exhibition did not support the rezoning of 10-20 Pinaroo Place from R4 High Density to RE1 Public Recreation. Nevertheless, the proposed LEP amendments were recommended for Council's approval.

Council resolved to endorse the recommendation in the report including No.2 above, and also included a recommendation to continue liaising with NSW Land & Housing Corporation.

The Amendments to the LEP 2009 including the above recommendation for the height and floor space ratio maps were notified on 18 January 2013.

2 Background

2.1.3 Report to Council Meeting of 21 August 2017

The officer's report to the Council meeting of 21 August 2017, states:

Council has reached agreement with NSW Land and Housing Corporation (LaHC) for the transfer of land in Pinaroo Place to Council for Open Space purposes. This land is to be supplemented by the existing park at the corner of Kullah Parade and Mindarie Street, to create a single park of approximately 6317m².

To give effect to the land exchange, it is recommended that Council proceed with a Planning Proposal which includes amending the planning controls for the public park on Girraween Avenue, in line with the 2011 JBA Mowbray Precinct Master Planning Study.

In addition, 552 Mowbray Road is to be rezoned to RE1 Public Recreation to offset the loss of open space in the immediate vicinity.

The rezoning of 552 Mowbray Road to RE1 as a pocket park fulfils the requirement raised in Council's resolution of 5 December 2011 to retain Girraween Avenue Park until another pocket park is secured.

Accordingly, Council resolved to:

1. Prepare a Planning Proposal to rezone the public park on Girraween Avenue, Lane Cove North, from RE1 Public Recreation to R4 High Density with a height limit of 17.5m and FSR of 1.6:1;
2. Commence a process to reclassify the public park at 1 Girraween Avenue, Lane Cove North from Community Land to Operational Land;
3. Rezone 552 Mowbray Road from R4 High Density to RE1 Public Recreation; and
4. Remove the identification of 10 - 20 Pinaroo Place on Council's Land Reservation Acquisition Map as "Reserved for Acquisition".

This planning proposal seeks to further facilitate the land exchange with the NSW Land and Housing Corporate (LaHC), thereby fulfilling the recommendation in relation to open space in the Masterplanning Study prepared by JBA in 2011.

2.1.4 Background to Proposed Pocket Park 552 Mowbray Road

DA 44/2014 at 46-54 Gordon Crescent Lane Cove North and 552 Mowbray Road, Lane Cove North, for the demolition of 5 dwellings and the construction of a residential flat building was approved on 2 December 2014 by the Independent Hearing and Assessment Panel (IHAP). The DA was subsequently amended on 28 October 2015. Condition 1A of the consent states:

- 1A. *The terms and conditions of the Voluntary Planning Agreement (VPA) relating to the proposed development must be fully complied with prior the commencement of any building works including demolition and site preparation.*

Under Section 93F of the EPA Act, a VPA was completed by CE Concepts No 2 Pty Ltd (the developer) and Council, dated 3 December 2014 which included the dedication of Lot 5 in DP 10892 (552 Mowbray Road) to Council for community purposes.

3 Site Context

3.1 Location

The sites are located within the Mowbray Road Precinct in Lane Cove North, which is bound by Mowbray Road to the north, Centennial Avenue to the east, Batten Reserve to the south and Willandra Street to the west (see **Figure 1**).

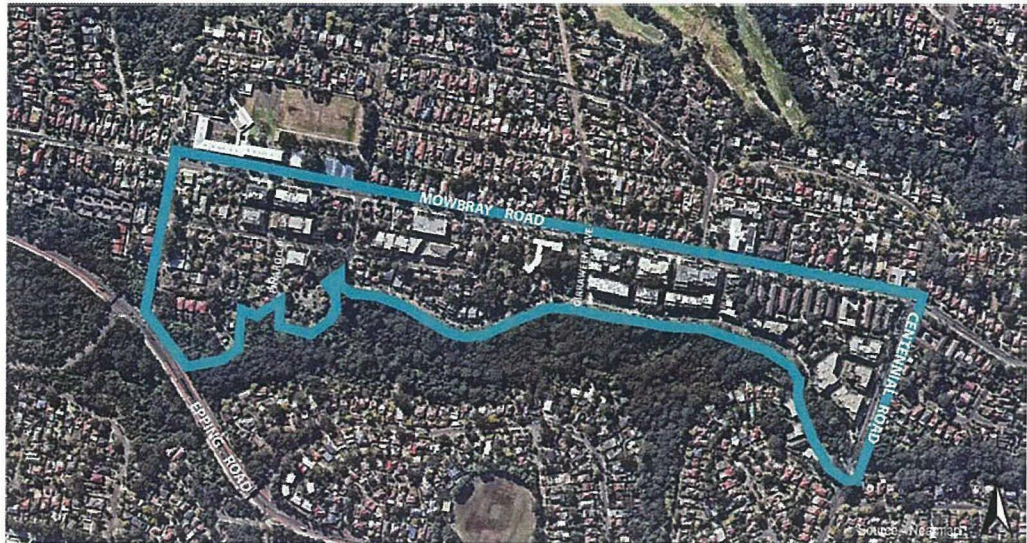


Figure 1 Location of Mowbray Road Precinct

The specific sites affected by this planning proposal are located at (see **Figure 2**):

- 10-20 Pinaroo Place;
- 1 Girraween Avenue; and
- 552 Mowbray Road.



Figure 2 Location of Sites

3.2 Site Description

This planning proposal pertains to several sites as described in **Table 1** (see also **Appendix 1**).

3 Site Context

Table 1 Site Description

Property Address	Lot / DP	Area (m ²) *
10 Pinaroo Place, Lane Cove North	92/36362	607
12 Pinaroo Place, Lane Cove North	91/36362	720.8
14 Pinaroo Place, Lane Cove North	90/36362	853.6
16 Pinaroo Place, Lane Cove North	89/36362	815.7
18 Pinaroo Place, Lane Cove North	88/36362	638.6
20 Pinaroo Place, Lane Cove North	87/36362	619.7
TOTAL PINAROO PLACE SITES	-	4,255.4
1 Girraween Avenue Lane Cove North	141/222997	1,328
552 Mowbray Road, Lane Cove North	5/10892	695.6

**Note: Areas have been obtained from the Deposited Plan for each lot*

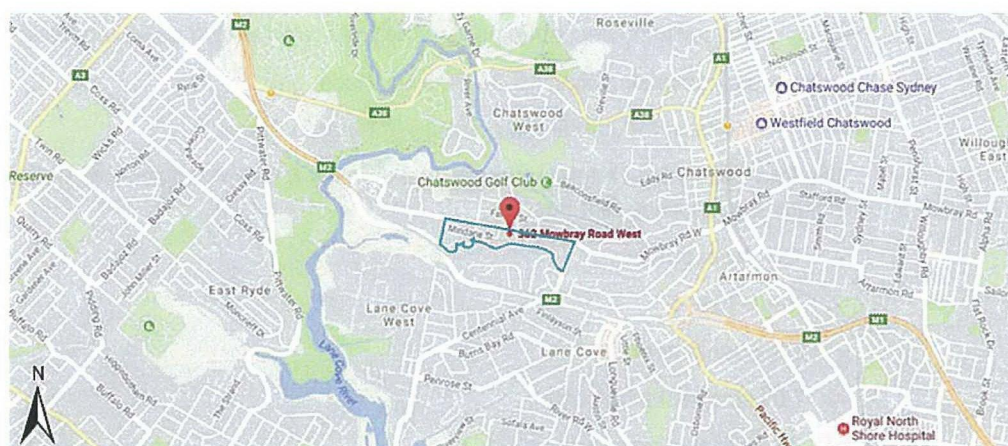


Figure 3 Site Context.

3.3 Surrounding Development

As indicated, the lots affected by this planning proposal are situated in the Mowbray Road Precinct which is characterised by residential flat buildings and single dwellings. Several sites within the Precinct are currently active as residential flat buildings are in the process of being constructed.

The Report to Council on 21 August 2017 in relation to this planning proposal indicated that since 2011, approximately 1087 dwellings have been constructed in the Precinct and that the area is intended to include approximately 1500 dwellings.

4 Proposal for Open Space in the Precinct

4.1 Summary and Development Statistics

The planning proposal intends to facilitate an increase in the quality and quantity of recreational land in a precinct that is currently experiencing significant population increase resulting from the rezoning of a significant portion of the land from R2 Low Density Residential to R4 High Density Residential.

The net increase in open space is included below:

Table 2 Net Increase in Open Space in the Precinct	
1 Girraween Avenue	-1,332m ²
Nos. 10 to 20 Pinaroo Place	+ 4,255.4m ²
Pinaroo partial road closure (not part of planning proposal)	+ 389m ²
552 Mowbray Road	+ 697m ²
TOTAL INCREASE IN OPEN SPACE	+ 4,009.4m²

4.2 The Proposed Pinaroo Place/Kullah Parade Park

The proposed Pinaroo Place/Kullah Parade Park comprises:

- Land currently described as Pinaroo Park (also known as Kullah Road Playground);
- Lots comprising Nos. 10-20 Pinaroo Place; and
- Land from the partial road closure of Pinaroo Place.

The Park will include a total area of approximately 6,300m², adjacent to Batten Reserve, and include the following features:

- Off-street parking
- Table tennis
- Play equipment
- Full size basketball court
- All abilities access toilet block
- Serpentine walking path
- Multi use open lawn area
- Meeting circle/outdoor classroom
- Multi use platform/stage
- Picnic shelter, table setting and barbeque
- Pump track for skateboards, scooters and bikes
- Multi use games area
- New turning facility
- Potential community garden

Council exhibited the Master Plan and the Landscape Plan for the park from 15 September to 27 October 2017 for comments in relation to park design and naming. Council also hosted a Community Information Session on 18 October 2017. The concept plan is included at **Appendix 2**.

4 Proposal for Open Space in the Precinct

4.3 1 Girraween Avenue - Pocket Park to be Decommissioned

Currently there is a pocket park at 1 Girraween Avenue which is to be decommissioned as part of the land swap between Housing NSW and Council. The park has an area of 1,332m² and will be made available through the planning proposal process to be incorporated into a future redevelopment of the aged Housing NSW residential flat building adjoining the park at 562 Mowbray Road.

The Girraween Avenue pocket park has low to medium amenity due to the slope of the topography, and the shadows cast by the existing vegetation and the surrounding residential flat buildings.



Figure 4 Girraween Avenue Park and Rear of 562 Mowbray Rd

4.4 552 Mowbray Road – New Pocket Park

The land swap agreement also includes a commitment to Council to seek a rezoning for 552 Mowbray Road to provide a new pocket park in proximity to the 1 Girraween Avenue pocket park.

It is intended to utilise equipment from the existing Girraween pocket park in the new pocket park along with seating and landscaping. A concept plan for the new pocket park is included at **Appendix 3**.

5 Matters Required by s55 of the EP&A Act

5.1 Introduction

Section 55 of the EP&A Act relates to Planning Proposals and specifically, the matters that are to be addressed in a Planning Proposal. Specifically, Section 55 states:

- "(1) Before an environmental planning instrument is made under this Division, the relevant planning authority is required to prepare a document that explains the intended effect of the proposed instrument and sets out the justification for making the proposed instrument (the planning proposal).*
- (2) The planning proposal is to include the following:*
 - (a) a statement of the objectives or intended outcomes of the proposed instrument,*
 - (b) an explanation of the provisions that are to be included in the proposed instrument,*
 - (c) the justification for those objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will comply with relevant directions under section 117),*
 - (d) if maps are to be adopted by the proposed instrument, such as maps for proposed land use zones; heritage areas; flood prone land—a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument,*
 - (e) details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.*
- (3) The Director-General may issue requirements with respect to the preparation of a planning proposal."*

The following subsections of this Planning Proposal address the requirements of Section 55 of the EP&A Act.

5.2 Part 1 - Objectives or Intended Outcomes (Section 55(2)(a))

5.2.1 Objectives and Outcomes

The intended objective or outcome of this Planning Proposal is:

To amend the Lane Cove Local Environmental Plan 2009 to allow for the establishment of a new park at Pinaroo Place/Kullah Parade, the development of No. 1 Girraween Avenue for residential purposes, and the rezoning of No. 552 Mowbray Road for a new pocket park, to meet the recreational needs of the residents of the Mowbray Road Precinct.

5.3 Part 2 - Explanation of Provisions (Section 55(2)(b))

5.3.1 Proposed Permissibility

The proposed amendments to the Lane Cove Local Environmental Plan 2009 are:

10-20 Pinaroo Place –

- Remove the identification of this site as land reserved as Local Open Space (RE1)) from the LEP Land Reservation Acquisition Map – Sheet LRA_001;

1 Girraween Avenue

- Amend the Lane Cove Local Environmental Plan 2009 Land Zoning Map in accordance with the proposed zoning map shown in *Section 5.5 Mapping*, changing the zoning from RE1 Public Recreation to R4 High Density Residential;
- Amend the Lane Cove Local Environmental Plan 2009 Height of Buildings Map in accordance with the proposed height map shown in *Section 5.5 Mapping*, which indicates a maximum permissible height of 17.5m on the site;

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- Amend the Lane Cove Local Environmental Plan 2009 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown in *Section 5.5 Mapping*, which indicates a maximum permissible floor space ratio of 1.6:1 on the site;
- Reclassify the Community Land as Operational Land;
- Amend Schedule 4, **Part 2 Land Classified, or reclassified, as operational land – interests changed**, of the Lane Cove Local Environmental Plan 2009 to include No.1 Girraween Avenue, as follows:

Table 3 Part 2 Land Classified, or reclassified, as operational land – interests changed

Locality	Description	Any trusts etc. not discharged
1 Girraween Avenue, Lane Cove North	Lot 141, DP 222997	Nil

Schedule 2 the Certificate of Title indicates that the land at 1 Girraween Avenue is a public reserve. Also dealing AE407315, relates to 1 Girraween Ave being dedicated to Council as a park from Land and Housing.

Council have continuously pursued the Land Swap arrangement with LAHC recommended in the JBA Masterplanning Study, since December 2011. Therefore, the provisions in the Planning Proposal, including the public recreation reserve have already been discussed with LAHC. Notwithstanding this, it is recommended that further consultation with LAHC be included as a condition of any subsequent Gateway Determination.

552 Mowbray Road

- Amend the Lane Cove Local Environmental Plan 2009 Land Zoning Map in accordance with the proposed zoning map shown in *Section 5.5 Mapping*, changing the zoning from R4 High Density Residential to RE1 Public Recreation;
- Amend the Lane Cove Local Environmental Plan 2009 Height of Buildings Map to remove any height control on the site;
- Amend the Lane Cove Local Environmental Plan 2009 Floor Space Ratio Map to remove any floor space ratio on the site;
- Amend Schedule 4, **Part 3 Land Classified, or reclassified, as community land**, of the Lane Cove Local Environmental Plan 2009 to include No.552 Mowbray Road, as follows:

Table 4 Part 3 Land Classified, or reclassified, as community land

Locality	Description
552 Mowbray Road, Lane Cove North	Lot 5, DP 10892, identified as "Community Land" on the Land Reclassification (Part Lots) Map

5.4 Part 3 – Justification (Section 55(2)(c))

5.4.1 Section A – Need for the Planning Proposal

Q1. Is the Planning Proposal a result of any strategic study or report?

The JBA Mowbray Road Precinct Masterplanning Study (the Study) was commissioned by Lane Cove Council and the then NSW Department of Planning and Infrastructure (DoPI) and completed in 2011.

This Study was undertaken subsequent to the rezoning of much of the precinct from R2 Low Density Residential to R4 High Density Residential. It was to consider the dwelling yield of the

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Mowbray Precinct and subsequent recommendations for bush fire, built form, open space and infrastructure needs.

In relation to open space, the Study included the following recommendation:

5.6 Open Space Land Swap

It is recommended that Council and Housing NSW consider a land swap with respect to Council's existing open space at No. 1 Girraween Avenue (1,332m²) and Housing NSW's residential land at No 10-20 Pinaroo Place (2,588m²). The benefits of this land swap are that would (sic):

- *Provide a larger, more useable open space recreation area for the Study Area at No. 10-20 Pinaroo Place that is integrated with the existing open space at 18 Mindarie Street and Batten Reserve (see Figure 35). The open space could be embellished with new facilities such as children's play equipment, sun shading, seating and community BBQs; and*
- *Allow No. 1 Girraween Avenue to be developed for residential purposes (R4) and for it to be developed as part of any redevelopment of the existing Housing NSW property at No. 562 Mowbray Road West. This would provide a more regular development parcel and greater incentive to redevelop this aging building. (p.46)*

Since this time, Council has been in negotiations with Housing NSW to affect the above recommendations. Council has now reached agreement for the land transfer to occur, subject to conditions.

This planning proposal is the next step in facilitating the land swap recommendation in the 2011 JBA study.

In relation to bushfire, as all three sites are located within bushfire prone land, the land swap is a positive step as in the case of Pinaroo Place and 552 Mowbray Road, buildings will be replaced with public open space, thereby reducing the bushfire hazard associated with these sites.

LEP development controls to be placed over the lot at 1 Girraween Avenue are commensurate with controls for residential flat buildings in the Precinct. The proposed R4 zoning is the same as the zoning for 562 Mowbray Road, which currently surrounds the pocket park. Similarly, the proposed FSR is 1.6:1, the same as the adjoining site at 562 Mowbray Road. The proposed height over the lot is 17.5m, whereas 562 Mowbray Road has a height limit of 14.5m.

During negotiations with Housing NSW, it is understood that Council agreed to the proposed height limit given the size of the lot, with a comparatively restricted FSR, so building bulk will be controlled. Currently DCP controls are in place to assist the transition between residential flat building and single dwellings, as will be the case at this site due to the existing location of single dwellings to the south. Current DCP controls require RFBs at the transition to comprise increasing setbacks to the joint boundary with the single dwelling.

In addition to the above, the land at No. 552 Mowbray Road has been dedicated to Council, pursuant to a Voluntary Planning Agreement, by the owners for the agreed purpose of "the establishment of community land to be used as open space". This was part the consent for the adjoining development at 46-54 Gordon Crescent and 552 Mowbray Road which was approved by Council. Council considered that dedication of the land to public open space would in part offset the loss of the pocket park at No. 1 Girraween Avenue in the same immediate area within the Mowbray Precinct.

Q2. Is the planning proposal the best means of achieving the intended objectives or outcomes, or is there a better way?

The options for achieving the intended Objective/Outcome of this Planning Proposal are:

1. Option 1

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Finalise and carry out the land swap to allow the provision of one large recreational space, adjacent to Batten Reserve, for the residents of the Mowbray Road Precinct. This swap also allows the inclusion of the poor-quality pocket park at No. 1 Girraween Avenue into the residential redevelopment of that land in an integrated manner for Housing NSW at some point in the future. This option also includes the establishment of a quality pocket park at No. 552 Mowbray Road in proximity to the pocket park proposed for redevelopment at No.1 Girraween Avenue; or

2. Option 2

Not follow through with the land swap between Council and Housing NSW so that the existing dwellings remain at Nos. 10-20 Pinaroo Place. However, these dwelling are currently zoned RE1. In addition, the pocket park at No.1 Girraween Avenue would remain as an area of open space for surrounding residents. The land at No. 552 Mowbray Road would still be dedicated as a pocket park, however, the zoning and development controls over the site would still need to be amended in the LEP. Open space in the precinct would remain fragmented.

In our opinion, Option 1 is the best means of achieving the Objective/Outcome of this Planning Proposal as it facilitates the establishment of a large consolidated area of open space, adjoining Batten Reserve, providing the newly increased (and still increasing) population of the Mowbray Road Precinct with a large recreation space, centrally located in the Precinct.

Option 1 is also facilitated by the rationalisation of the existing pocket park at No. 1 Girraween Avenue, which is constrained by its slope and extensive overshadowing by trees and the adjacent residential flat building. Moreover, the redevelopment of this park allows Housing NSW, at some point in the future, to redevelop the existing residential flat building at No. 562 Mowbray Road which is located on an unusually shaped lot, surrounding the park. Including the park, the lot at No. 562 Mowbray Road is more regular in shape and likely to be more efficiently developed.

5.4.2 Section B – Relationship to Strategic Planning Framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, subregional or district plan or strategy (including any exhibited draft plans or strategies)?

A Plan for Growing Sydney

A Plan for Growing Sydney (December 2014) specifies key directions and actions to guide Sydney's "productivity, environmental management, and liveability – including the delivery of housing, employment, infrastructure and open space". (Planning NSW website, 2017).

The large growth in number of people living in the Mowbray Precinct over the last seven years has served to fulfil Goal 2 of the Plan, which is "A city of housing choice, with homes that meet our needs and lifestyles".

This planning proposal aims to improve the open space available to the residents of the Mowbray Road Precinct and seeks to satisfy Goal 3 of the Plan which is "A great place to live with communities that are strong, healthy and well connected".

In particular, the planning proposal will assist the achievement of the following three directions from the Plan:

Direction 3.1: Revitalise existing suburbs

The population of the Mowbray Precinct has increased dramatically, and will continue to increase for some time, since much of the area was rezoned from low density residential to high density residential. As a subsequent step, a Masterplanning Report commissioned by Council and DoPE was undertaken by JBA, to in part consider the open space needs of the

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future population of the locality. Council has since been negotiating a land swap with Housing NSW to fulfil the recommendations from the JBA report in relation to open space.

The planning proposal comprises the next technical step in facilitating the land swap and providing a new large park and new pocket park, thereby revitalising an existing and expanding suburb, in support of Direction 3.1.

Direction 3.2: Create a network of green and open spaces across Sydney

The planning proposal facilitates the creation of a large park accessible from Pinaroo Place, Kullah Parade and Mindarie Street. Moreover, the new park will be located adjacent to the existing Batten Reserve (inclusive of bushwalks), which surrounds Stringybark Creek. The pocket park proposed for 552 Mowbray Rad will also provide a convenient recreational opportunity for residents in surrounding residential flat buildings. It is considered that the planning proposal will improve the network of green and open space in the Mowbray Precinct fulfilling Direction 3.2.

Direction 3.3: Create healthy built environments

The proposed park at Pinaroo Place/Kullah Parade is intended to include a large variety of uses; passive and active to appeal to a wide age and ability range. The planning proposal supports this aim.

Draft Greater Sydney Region Plan – Vision to 2056

The draft Greater Sydney Region Plan (*A Metropolis of Three Cities*, October 2017) is designed around a vision that people live within 30 minutes of their job, education and health facilities, and services. The Region Plan establishes three cities within Greater Sydney; the Mowbray Precinct is within the Eastern Harbour City.

The Mowbray Precinct is well located to satisfy the overarching vision being within 30min of the Sydney CBD, Chatswood, St Leonards and Macquarie Park. The planning proposal will assist in improving the recreational facilities in the immediate locality to meet the needs of the local residents and thereby supports the draft Greater Sydney Region Plan.

Draft District Plans

The Draft District Plans are a guide for implementing the draft Greater Sydney Region Plan at a District level and are link between regional and local planning. The draft district plans are on exhibition until 15 December 2017.

The Mowbray Precinct is located within the North District, part of the Eastern Harbour City. The Planning Proposal supports the aim for Great Places:

Guide the delivery of new or enhanced infrastructure to create pleasant, leafy local centres and well-connected open spaces that encourage active lifestyles and social interaction.

North District Planning Priorities supported by the planning proposal include:

- N2 – Planning for a city supported by Infrastructure;
- N3 - Providing services and social infrastructure to meet people's changing needs;
- N4 – Fostering healthy, creative, culturally rich and socially connected communities;
- N19 – Increasing urban tree canopy cover and delivering Green Grid connections;
- N20 – Delivering high quality open space;

The planning proposal assists in meeting the above priorities for the North District by providing a large parcel of public open space, linking into the existing Batten Reserve, for many different types of recreational activities for all ages. In addition, the pocket park on Mowbray Road will be another opportunity for local residents to enjoy their environment. The planning proposal

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allows a suitable and planned response to the changing population, and their needs, in the precinct.

Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

The relevant strategy is Lane Cove 2025, Council's Community Strategic Plan, which addresses the needs, wants and values of the community.

2 Column Table	
Key Issues	Planning Proposal's Consistency
<i>Recreation</i> The key issues for managing the recreation needs of our community include; managing fluctuations in demand for facilities, planning and managing infrastructure to respond to demand and carrying capacity of facilities, pricing and occupancy of facilities and funding works and major projects.p.11	The planning proposal seeks to meet the recreational needs of the residents in the Mowbray Precinct.
Objective	
<i>Recreation</i> To maximise the opportunities for all the community to participate in active recreational activities and events. To increase levels of physical activity of all demographic groups.	The planning proposal will increase opportunities for recreation in the Precinct.
<i>Assets, Infrastructure and Public Domain</i> To ensure assets and infrastructure cater for increased population growth, are well maintained and support sustainable living.	The planning proposal seeks to provide public open space to meet the needs of the Mowbray Precinct.

The planning proposal is consistent with the community strategic plan, Lane Cove 2025.

Q5. Is the planning proposal consistent with State Environmental Planning Policies?

Table 4 provides an assessment of the Planning Proposal's consistency with relevant State Environmental Planning Policies (SEPPs).

Table 5 Consistency with Applicable State Environmental Planning Policies		
SEPP	Response	Consistent
SEPP No 19 Bushland in Urban Areas	The general intent of this policy is to protect and preserve bushland within specified urban areas. Land at 12 to 20 Pinaroo Place adjoins SEPP 19 bushland. It is controlled by SEPP19 and by Lane Cove DCP Part H (Bushland Protection). Redevelopment of single residences as parkland will not result in adverse impacts on any bushland on the site.	Consistent
SEPP No. 26 Littoral Rainforests	The adjacent bushland is Coastal Enriched Sandstone Sheltered Forest.	Does not apply
SEPP No. 55 Remediation of Land Council and the DoPE are required under SEPP 55 to consider if the land to which this Planning Proposal is contaminated and if so, whether the land is suitable for the intended use or can readily be made suitable prior to that use commencing.	This policy deals with the remediation of contaminated land and is applicable when either rezoning land or considering a development application. Under clause 6, a planning authority (when rezoning) must consider: <ul style="list-style-type: none"> whether the subject land is contaminated; if it is, whether the proposed zone is suitable for the permissible uses of the new 	Consistent

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Table 5 Consistency with Applicable State Environmental Planning Policies

SEPP	Response	Consistent
	<p>zone; and</p> <ul style="list-style-type: none"> if the land requires remediation to make the land suitable for the proposed zone. <p>Further advice, in relation to contamination, will be received from Council's Manager Environmental Health prior to finalisation.</p>	
SEPP No. 65 Design Quality of Residential Apartment Development	<p>This policy applies to development for purposes of residential flat buildings, shop top housing or mixed-use development with a residential component.</p> <p>The provision of further residential flat development by the Land & Housing Corporation (Department of Housing) will be required to comply with the provisions of <i>State Environmental Planning Policy No 65</i>.</p>	Consistent
SEPP No. 70 Affordable Housing	Does not apply to this land.	N/A
SEPP (Affordable Rental Housing) 2009	<p>Division 6 (Residential development—Land and Housing Corporation) permits development (including demolition) without consent:</p> <p>"if any building will have a height of 8.5 metres or less and the development will result in 20 dwellings or less on a single site"</p> <p>The rezoning of 1 Girraween Avenue will permit buildings of up to 17.5m height and a significant increase in the number of dwellings. Irrespective of whether the L&HC elects to pursue development that does not require consent, this Planning Proposal does not contain provisions that would be inconsistent with, or hinder the application of the SEPP.</p> <p>Part 3 (Retention of existing affordable rental housing) applies to existing affordable housing in the form of boarding houses and low-rental residential flat buildings. It does not apply to the single residences at 10-20 Pinaroo Place. In any case, the proposal will result in net additional dwellings in the precinct.</p>	Consistent
SEPP (Building Sustainability Index: BASIX) 2004	The planning proposal does not contain provisions that would be inconsistent with, or hinder the application of the SEPP.	Consistent
SEPP (Exempt and Complying Development Codes) 2008	The planning proposal does not contain provisions that would be inconsistent with, or hinder the application of the SEPP.	Consistent
SEPP (Housing for Seniors or People with a Disability) 2004	The planning proposal does not contain provisions that would be inconsistent with, or hinder the application of the SEPP.	Consistent

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Table 5 Consistency with Applicable State Environmental Planning Policies

SEPP	Response	Consistent
SEPP (Infrastructure) 2007 Clause 101 of this SEPP relates to development with a frontage to a classified road and Clause 104 relates to assessment of traffic impacts of certain types of development, such as development with car parking supply in excess of 200 vehicles.	The planning proposal does not contain provisions that would be inconsistent with, or hinder the application of the SEPP. Mowbray Road is a classified Road. The rezoning on 552 Mowbray Road from R4 High Density Residential to RE1 Public Recreation will reduce any traffic effects on the classified road generated by the planning proposal.	Consistent
SEPP (State and Regional Development) 2011	This planning proposal aims to be consistent with the NSW Government's <i>A Plan for Growing Sydney</i> published in December 2014. Direction 3.3 within A Plan for Growing Sydney, is to "Create healthy built environments". This can be achieved by "preserving a variety of open spaces for recreation" (p.89). The land swap will increase RE1 public recreation land in the precinct by 200%. This will help meet the open space needs of an anticipated increase of 1500 dwellings in the Mowbray Road Precinct.	Consistent
SREP (Sydney Harbour Catchment) 2005	This plan is relevant as the entire the Lane Cove Local Government Area falls within the Sydney Harbour Catchment Map. However, the subject area falls outside of the Foreshore and Waterways Area Boundary. As a result, the provisions of this plan do not directly apply.	Consistent
SREP (Urban Renewal) 2010	The aims of this Policy include: (a) to establish the process for assessing and identifying sites as urban renewal precincts, This precinct has not been identified as a potential precinct.	Not applicable

Accordingly, the planning proposal is considered to be consistent with the relevant applicable SEPPs.

Q6. Is the planning proposal consistent with applicable Ministerial Directions under Section 117?

Table 5 provides an assessment of the Planning Proposal's compliance with relevant Section 117 Directions.

Table 6 Compliance with Section 117 Directions

SEPP	Response	Consistent
1.1 Business and Industrial Zones	The relevant sites within the Precinct are either zoned residential or open space. According, this Ministerial Direction does not apply.	N/A
1.2 Rural Zones	The Ministerial Direction does not apply to the planning proposal sites.	N/A
1.3 Mining, petroleum production and extractive industries	The Ministerial Direction does not apply to the planning proposal sites.	N/A

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Table 6 Compliance with Section 117 Directions

SEPP	Response	Consistent
1.4 Oyster Aquaculture	The Ministerial Direction does not apply to the planning proposal sites.	N/A
1.5 Rural Lands	The Ministerial Direction does not apply to the planning proposal sites.	N/A
2.1 Environment Protection Clause (5) states: "A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land)".	The land at Nos. 12, 14 and 16 Pinaroo Place includes Riparian Land, as indicated on the Lane Cove LEP 2009 Environmental Protection Land, Foreshore Building Line and Riparian Land Map. The Masterplanning Study prepared by JBA in 2011 refers to the Riparian Corridor and states that "This affectation does not preclude development on this land, rather it requires the consideration of the impacts of development on the land and any opportunities for rehabilitation of aquatic and riparian vegetation and habitat on that land." p.22. The land has already been zoned to RE1 Public Recreation. This planning proposal only entails, in relation to the Pinaroo Place lots, the removal of their listing on the LEP 2009 Land Reserved for Acquisition Map.	Consistent
2.2 Coastal Protection	The Ministerial Direction does not apply to the planning proposal sites.	N/A
2.3 Heritage Conservation	The Ministerial Direction does not apply to the planning proposal sites.	N/A
2.4 Recreation Vehicle Areas	The Ministerial Direction does not apply to the planning proposal sites.	N/A
3.1 Residential Zones Objective (b) states: "to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services,..." Clause (5) states: "A planning proposal must, in relation to land to which this direction applies: ... (b) not contain provisions which will reduce the permissible residential density of land.	By replacing 1,332sqm of public open space with 4,954sqm of public open space, Council is ensuring that new (R4) residential development in the Mowbray precinct has appropriate access to open space infrastructure. The land at Pinaroo Place has already been rezoned from Residential. Overall, the proposal will result in net additional dwellings in the precinct.	Consistent Consistent
3.2 Caravan Parks and Manufactured Home Estates	The Ministerial Direction does not apply to the planning proposal sites.	N/A
3.3 Home Occupations	The Ministerial Direction does not apply to the planning proposal sites.	N/A
3.4 Integrating Land Use and Transport	The Ministerial Direction does not apply to the planning proposal sites.	N/A
3.5 Development near Licensed Aerodromes	The Ministerial Direction does not apply to the planning proposal sites.	N/A
3.6 Shooting Ranges	The Ministerial Direction does not apply to the planning proposal sites.	N/A
4.1 Acid Sulfate Soils	The Ministerial Direction does not apply to the planning proposal sites.	N/A
4.2 Mine Subsidence and Unstable Land	The Ministerial Direction does not	N/A

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Table 6 Compliance with Section 117 Directions

SEPP	Response	Consistent
	apply to the planning proposal sites.	
4.3 Flood Prone Land	The Ministerial Direction does not apply to the planning proposal sites.	N/A
4.4 Planning for Bushfire Protection (1) The objectives of this direction are: (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) to encourage sound management of bush fire prone areas. (4) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made, (5) A planning proposal must: (a) have regard to Planning for Bushfire Protection 2006, (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and (c) ensure that bushfire hazard reduction is not prohibited within the APZ.	All three sites are located within bushfire prone land. In the case of Pinaroo Place and 552 Mowbray Road, buildings will be replaced with public open space, thereby reducing the bushfire hazard associated with these sites. In the case of 1 Girraween Avenue, the site is contiguous with the R4 zone that extends east-west either side of it, and can be assumed to represent the same hazard as neighbouring R4 buildings.	Consistent
5. Regional Planning	The Ministerial Direction does not apply to the planning proposal sites.	N/A
6.1 Approval and Referral Requirements (1) The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. (4) A planning proposal must: (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: (i) the appropriate Minister or public authority, and (ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act,	The planning proposal does not seek to introduce any LEP mechanisms that require concurrence, consultation or referral to Government agencies. Negotiations with the Land and Housing Corporation are ongoing and of a financial nature. Therefore, the planning proposal is consistent with this direction. It is requested that the Department advise the Governor of the proposal prior to its gazettal.	Consistent
6.2 Reserving Land for Public Purposes Directions 6.2, paragraph (4) states: "A planning proposal must not create, alter or	This proposal includes provisions to:	Consistent

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Table 6 Compliance with Section 117 Directions

SEPP	Response	Consistent
reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General)."	<ul style="list-style-type: none"> create new land for RE1 Public Recreation purposes, at 552 Mowbray Road, and remove 10 to 20 Pinaroo Place from Council's Land Reservation Acquisition Map, and remove 1 Girraween Avenue from the RE1 Public Recreation zone, and remove 1 Girraween Avenue from the community land classification. <p>The total area for public purposes will increase from 1,332m² to 4,009.4m². These proposals form part of this Planning Proposal being submitted to the Department of Planning for Gateway approval, in accordance with Direction 6.2(4).</p>	
6.3 Site Specific Provisions	This Planning Proposal does not include any proposed site or development specific provisions.	Consistent
7.1 Implementation of the Metropolitan Plan for Sydney 2036 (1) The objective of this direction is to give legal effect to the vision, transport and land use strategy, policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036. (4) Planning proposals shall be consistent with: (a) the NSW Government's Metropolitan Plan for Sydney 2036 published in December 2010 ("the Metropolitan Plan").	<p>As discussed in Section 5.4.2 of this report, this Planning Proposal is consistent with <i>A Plan for Growing Sydney</i>. Direction 3.3 within <i>A Plan for Growing Sydney</i>, is to "Create healthy built environments". This can be achieved by "preserving a variety of open spaces for recreation" (p.89). The land swaps will increase RE1 public recreation land in the vicinity by 200%. This will help meet the open space needs of an anticipated increase of 1500 dwellings in the Mowbray Road precinct.</p>	Consistent
7.2 Implementation of Greater Macarthur Land Release Investigation	The Ministerial Direction does not apply to the planning proposal sites.	N/A

Accordingly, the Planning Proposal is considered to comply with the relevant Section 117 Directions.

5.4.3 Section C – Environmental, Social and Economic Impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. In relation to 10-20 Pinaroo Place, the planning proposal is only removing the lots from the Lane Cove LEP 2009 Land Reservation Acquisition Map, as pursuant to the land swap with Housing NSW, the land no longer needs to be identified on the map. Subsequent establishment of a large park, including the Pinaroo Place sites, is not likely to have any detrimental impacts on the environment.

As Nos. 12, 14 and 16 Pinaroo Place are partially or fully within the LEP riparian zone, the planning proposal will require referral to Water NSW. However, as structures are being

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demolished within this riparian zone, and a park established, this is likely to have a positive impact on the riparian zone.

The demolition of the dwelling at 552 Mowbray Road to establish a pocket park is not likely to have any impacts on the environment.

The existing pocket park at 1 Girraween Avenue is surrounded on three sides by residential development. It is unlikely that the rezoning of this park will have an impact on the environment. At some point in the future when the site is potentially developed for residential purposes with the adjoining site at 562 Mowbray Road, an assessment of trees on site to be retained is likely to be undertaken.

The JBA Masterplanning report includes consideration of the flora and fauna within the study area. Figure 20 of the report maps the "Native vegetation of the Cumberland Plain", sourced from the NSW National Parks and Wildlife Service October 2002. The sites the subject of this planning proposal do not appear to be affected by Endangered Ecological Communities listed under the Threatened Species Conservation Act 1995, as of 1 June 2002.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

(a) Traffic and Parking

It is envisaged that a large proportion of visitors to the enlarged park at Pinaroo Place/Kullah Parade will arrive there on foot. However, the park may draw people from outside the Mowbray Precinct. Unrestricted parking is available on all surrounding residential streets and an area of parallel parking is also proposed, in the concept design for the park, accessed from Kullah Parade.

(b) Bush Fire

All of the sites affected by this planning proposal are identified as "Vegetation Buffer" on the Lane Cove Bush Fire Prone Land Map (27 May 2016). For the sites in Pinaroo Place and 552 Mowbray Road, the conversion of residentially zoned land to an open space zoning will lower the risk of damage from bushfire.

Many residential flat buildings have been developed in the Mowbray Precinct over the past 7 years, almost all entirely within bushfire prone areas. In relation to 1 Girraween Avenue, where residential redevelopment is likely in the future, the risk will be the same.

The Ecological Australia Report appended to the Masterplanning Study identifies bush fire planning constraints, controls and necessary infrastructure works required to achieve an adequate level of bush fire protection for high density development. It concludes that the Study Area is capable of accommodating future high density residential development and associated land use subject to appropriate bush fire protection measures. These are listed on page 36 of the Study.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The planning proposal seeks to improve open space provision in the Mowbray Precinct to meet the needs of the current and future population. The proposed Pinaroo Place/Kullah Parade Park will offer a large range of outdoor recreational opportunities which will meet the needs of various ages and abilities.

Although the Girraween Park will no longer be available, Council and Housing NSW have ensured that another pocket park at 562 Mowbray Road, will be made available to offer the same recreational opportunities to surrounding residents as the Girraween Park. The proposed pocket park is more likely to provide a higher level of amenity than the Girraween Park as it has better solar access.

The planning proposal for a single large, purpose-designed public park is likely to provide very positive social effects for the residents of the Mowbray Precinct.

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The planning proposal progresses the land swap between Council and Housing NSW recommended in the 2011 JBA Report. The land exchange which has been brokered between Council and Housing NSW will result in some economic effects, however, the planning proposal does not change this negotiated outcome.

5.4.4 Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the planning proposal?

The planning proposal comprises the provision of infrastructure for the current/projected population of the precinct which is understood not to have suitable/sufficient open space opportunities currently.

Q11. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway determination

Submissions were received during the January-March 2012 exhibition of some zoning changes in the Precinct from NSW Land & Housing Corporation, NSW Rural Fire Service, Sydney Water, Transgrid, and Willoughby City Council. The 2012 exhibition considered the rezoning of Pinaroo Place houses from R2 to RE1, but not the matters the subject of this proposal.

The RFS is satisfied that the precinct is capable of accommodating the rezoning for higher density and any subsequent emergency evacuation of the area, in accordance with the recommendations of the SMEC Traffic Study. Transgrid and Willoughby Council are not opposed to the planning proposal as described.

Since 2011, Council and Planning NSW have been negotiating the terms of the land swap recommended in the JBA Masterplanning Report. Although agreement has now been reached and terms agreed upon, LAHC should be consulted in relation to this planning proposal. In particular, Housing NSW's views should be sought in relation to extinguishing interests over Girraween Park, land that had been dedicated to Council in 1967 for the purpose of public recreation.

As part of the Pinaroo Place site is riparian land, according to the LEP 2009, consultations with the Department of Primary Industries – Water should be undertaken as part of the planning proposal process.

As the sites are identified as bushfire prone land, consultations will be necessary with the Commissioner of the Rural Fire Service.

Further consultation will be undertaken after Gateway approval for exhibition of the planning proposal.

5.5 Part 4 – Mapping (Section 55(2)(d))

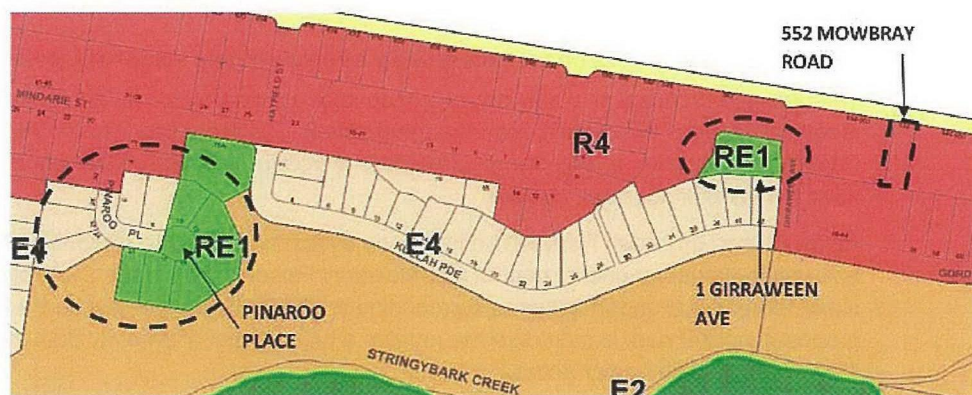


Figure 5 Site Identification

5 Matters Required by s55 of the EP&A Act

5.5.1 Land the subject of this planning proposal

1 Girraween Avenue and 552 Mowbray Road

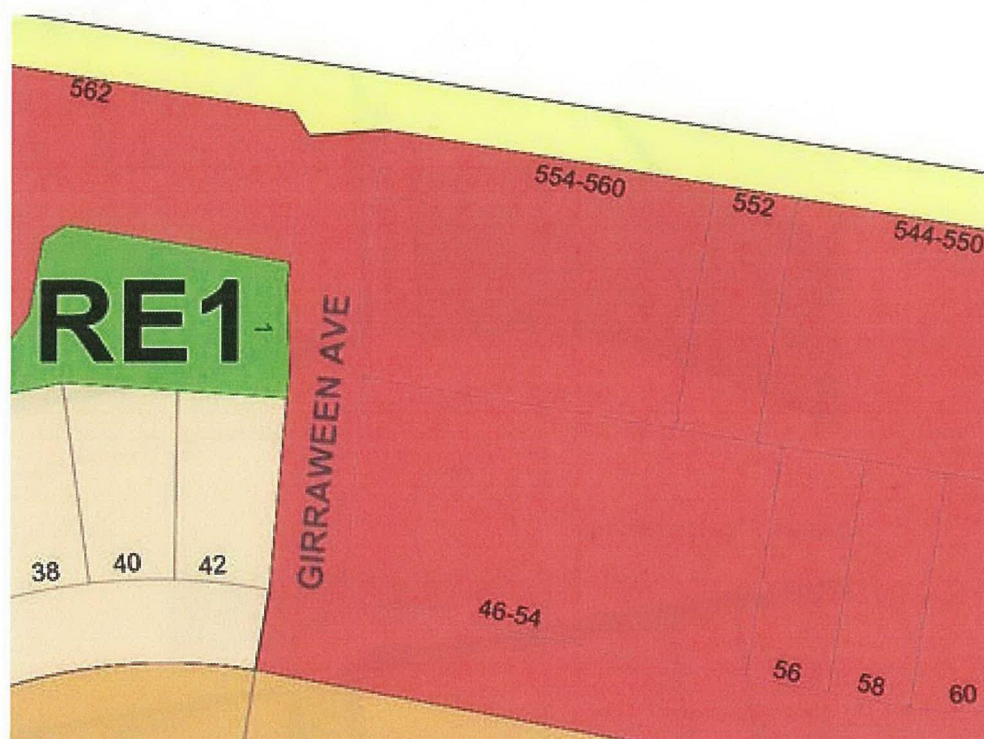


Figure 6 Current Zoning Map

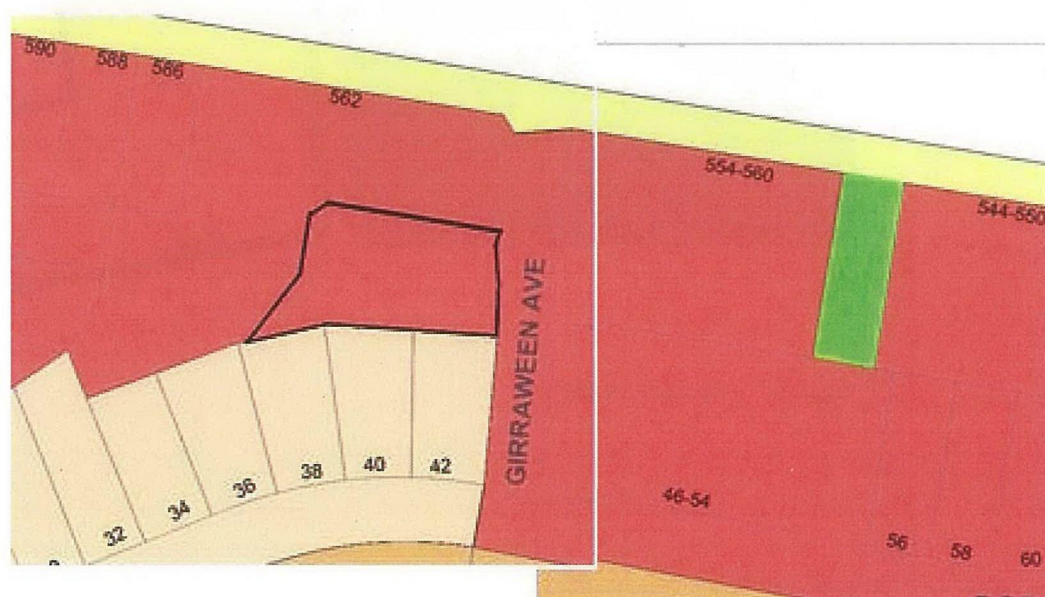


Figure 7 Proposed Zoning Map

5 Matters Required by s55 of the EP&A Act

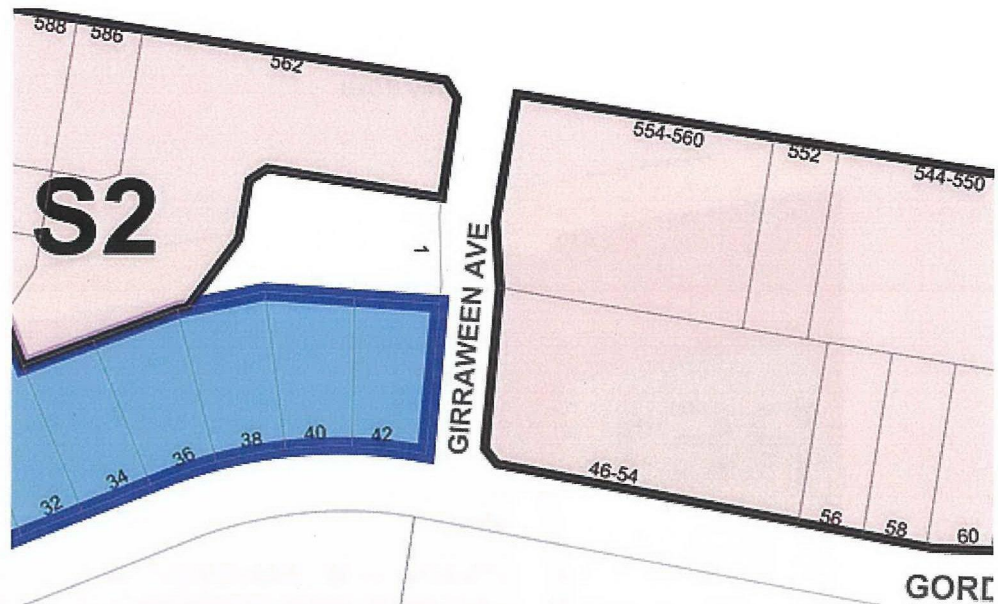


Figure 8 Current FSR Map

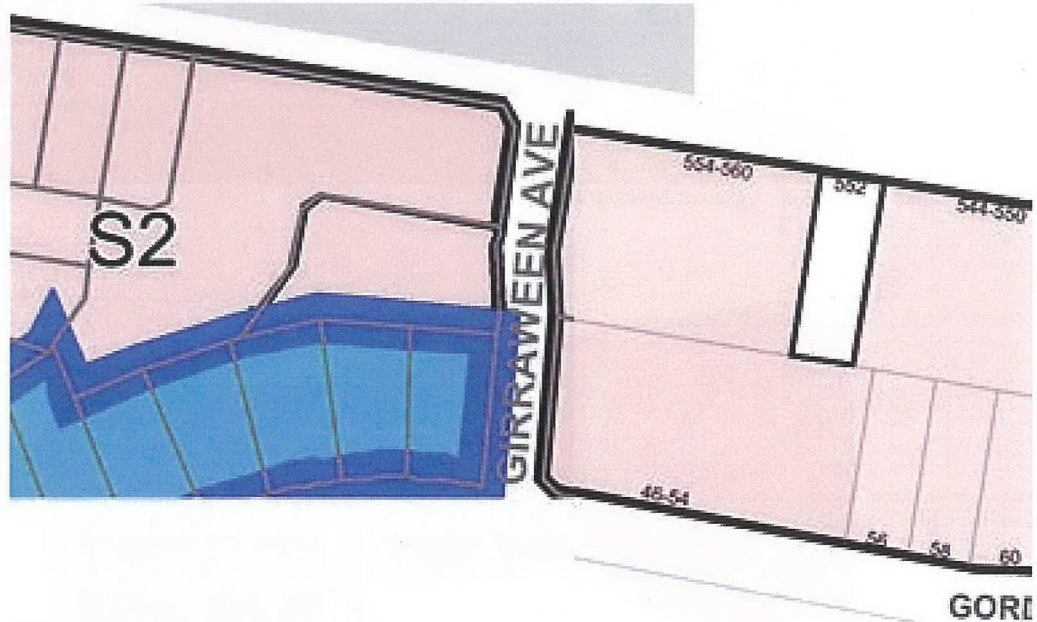


Figure 9 Proposed FSR Map

5 Matters Required by s55 of the EP&A Act

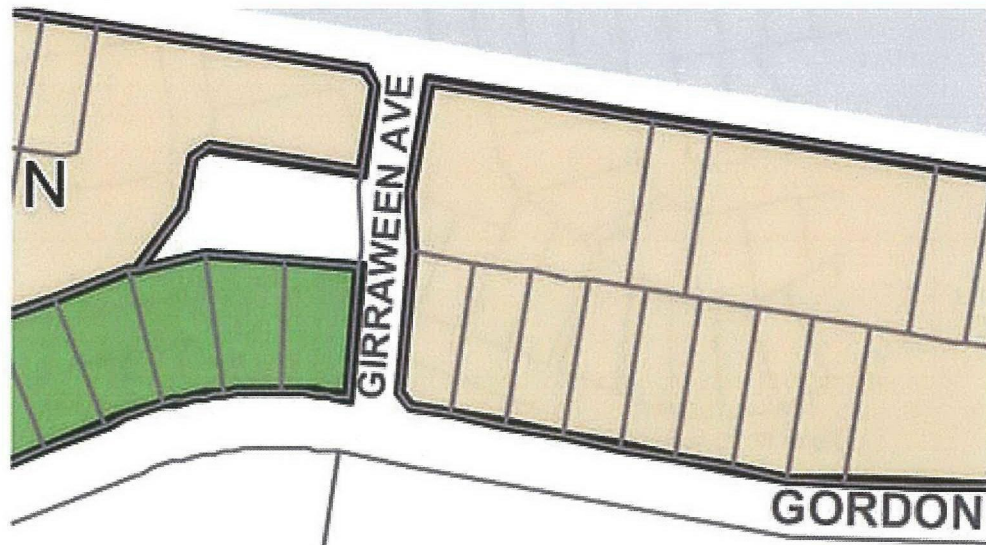


Figure 10 Current Height of Buildings Map

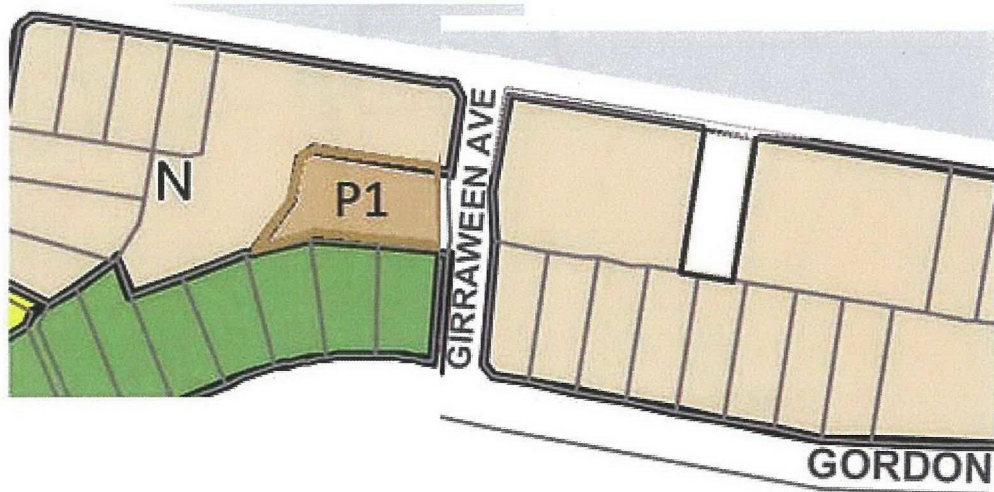


Figure 11 Proposed Height of Buildings Map

5 Matters Required by s55 of the EP&A Act



Figure 12 Current Land Reclassification (Part Lots) Map



Land Reclassification (Part Lots)

Operational Land

Community Land

Cadastre

Cadastre 22/12/99 © Land & Property Information (LPI)
Addendum 11/07/14 © Lane Cove Council

Figure 13 Proposed Land Reclassification (Part Lot) Map

5 Matters Required by s55 of the EP&A Act

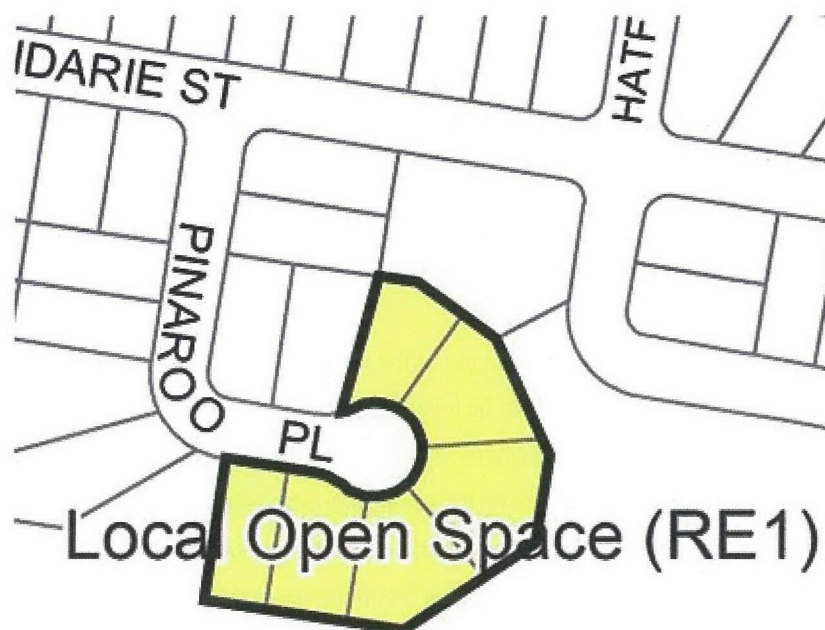


Figure 14 Current Land Reservation Acquisition Map



Figure 15 Proposed Land Reservation Acquisition Map

5 Matters Required by s55 of the EP&A Act

5.6 Part 5 - Community Consultation (Section 55(2)(e))

Pursuant to statutory consultation requirements, after the planning proposal has received Gateway Approval, it must be publicly exhibited for 28 days. This provides the community with an opportunity to provide comments or ask questions in relation to Council's proposal for change to open space in the Mowbray Road Precinct. As the proposal includes reclassification of public land, the minimum exhibition period is 28 days.

It is understood that Council would place a notice in the local newspaper alerting the community to the upcoming exhibition period and also post a notice on the Lane Cove Council Website.

The notice would:

- Include a brief description of the objectives of the planning proposal;
- Clearly indicate specific lots affected by the planning proposal;
- Provide details of where and when the planning proposal can be viewed;
- Provide contact points for submissions/questions;
- Include details as to when the exhibition period commences and closes;
- Confirm whether delegation has been given to the Council for making the LEP.

Information to be exhibited includes:

- The planning proposal in the form approved for community consultation by the Gateway determination;
- The Gateway Determination;
- Any studies or technical information relied upon by the planning proposal; and
- LEP Planning Practice Note PN 16-001, *Classification and reclassification of public land through a local environmental plan*.

As this planning proposal includes the reclassification of community land, Council is obliged to hold a public hearing under the Local Government Act 1993. In relation to the public hearing, the Council must:

- Give notice of the arrangements for the public hearing in a local newspaper;
- Give notice in a letter to any person who requested a public hearing when making a submission, at least 21 days before the date of the hearing.

Notice of the public hearing must not be given before the exhibition period has closed to ensure that each person making a submission, and requesting a public hearing, is given the required 21 days' notice.

The community consultation also includes the Council's consideration of any submissions made concerning the planning proposal and the report of the public hearing into the proposed LEP.

5 Matters Required by s55 of the EP&A Act

5.7 Part 6 – Project Timeline

The timeline for assessment, consultation and determination of this Planning Proposal will be for Council and DoPE to determine however, we provide the following:

Table 7 Project Timeline	
Milestone	Anticipated Timeframe
Referral of planning proposal to the Department of Planning & Environment for Gateway Determination	November 2017
Gateway Determination Issued	December 2017
Completion of technical information (if necessary)	January 2018
Government Agency Consultation (if necessary)	February 2018
Public Exhibition	1 – 31 March 2018*
Public Hearing	April
Consideration of Submissions	June 2018
Report to Council	July 2018
Submit the planning proposal to the Department of Planning & Environment for determination and the Governor's approval	August 2018

**As the planning proposal include reclassification of public land, it must be exhibited for at least 28 days.*

6 Matters Required under the Local Government Act 1993

Section 27(1) of the Local Government (LG) Act 1993 allows the reclassification of public land to be made by a local environmental plan. This means that a Council through a planning proposal and the LEP making process can remove a public reserve status applying to land, as well as removing any interests affecting all or part of the land (LG Act s.30).

Interests in land refers to property ownership as well as rights and privileges affecting land, such as leasehold, easements, covenants and mortgages.

For the purposes of reclassification through an LEP, 'interests' means trusts, estates, dedications, conditions, restrictions and covenants affecting the land.

LEP Practice Note 16-001, 5 October 2016, NSW Planning and Environment.

As land is reclassified from community to operational, the land is no longer protected under the LG Act and can be sold. In this case, the land being reclassified to operational land at 1 Girraween Avenue is part of a land swap negotiated between Council and Housing NSW which aims to establish a large park in the Mowbray Road Precinct.

6.1 Relevant interests identified

The LG Act 1993 requires that any interests over the public land to be reclassified be identified. Based on information provided by Council, the land at No. 1 Girraween Avenue, includes the following interests over the land:

- Schedule 2 the Certificate of Title indicates that the land at 1 Girraween Avenue is a public reserve. Also dealing AE407315, relates to 1 Girraween Ave being dedicated to Council as a park from Land and Housing.

LAHC and Council have continuously pursued the Land Swap arrangement described in the JBA Masterplanning Study, since December 2011. Therefore, the provisions in the Planning Proposal, including the public recreation reserve have already been discussed with LAHC. Notwithstanding this, it is recommended that further consultation with LAHC be included as a condition of any subsequent Gateway Determination.

In relation to 552 Mowbray Road, the Certificate of Title includes Dealing AJ690587 which is a Memorandum of Transfer to Council's ownership (an estate in fee simple), with no interests to extinguish.

6.2 Relevant Interests Discharged

This planning proposal includes discharging any and all of the interests over the land at No. 1 Girraween Avenue, Lane Cove North.

The interest being discharged relates to the land being dedicated to Council in 1967 by LAHC as a public reserve.

6.3 Does the proposal demonstrate strategic and site-specific merit?

The planning proposal is a recommended outcome of a Masterplanning Study undertaken by JBA in 2011 as part of a strategic review. In addition, Section 5.4.2 clearly demonstrates that the planning proposal is consistent with the objectives and actions of *A Plan for Growing Sydney*, and the draft Greater Sydney Region Plan – Vision to 2056, and the draft District Plan.

6 Matters Required under the Local Government Act 1993

6.4 Governor's Approval

As the Governor's Approval is required, at the same time the final planning proposal is submitted to the DoPE, the Council report accompanying the final planning proposal must include:

- Council's interests in the land;
- Whether the land is a 'public reserve';
- The effect of the reclassification, including loss of open space, any discharge of interests, and/or removal of public reserve status;
- The strategic and site-specific merits of the reclassification and evidence to support this;
- Any current use of the land, and whether uses are authorised or unauthorised;
- How funds obtained from the future sale of the land will be used;
- The dates and planning proposal was publicly exhibited and when the hearing was held;
- Issues raised in any relevant submissions made by public authorities and the community;
- An explanation of how written and verbal submissions were addressed or resolved; and
- The public hearing report and council resolution.

Information required in the list above is included in the preceding planning proposal, with the exception of issues raised in submissions, which will be included after the exhibition period and public hearing.

7 Conclusion

The Planning Proposal, prepared on behalf of Lane Cove Council, seeks to improve the provision of recreational open space in the Mowbray Road Precinct, an area which has experienced immense population growth over the past seven years following the rezoning of most of the area from R2 Low Density Residential to R4 High Density Residential.

This Planning Proposal pertains to the following parcels of land:

- Existing single residential housing lots at 10, 12, 14, 16, 18 and 20 Pinaroo Place;
- A public reserve at 1 Girraween Avenue; and
- A recently dedicated parcel of land 552 at Mowbray Road.

This report and accompanying material has been prepared in accordance with Section 55 of the EP&A Act and relevant Departmental guidance.

This report concludes that the proposal to further the negotiated land exchanged between Council and the LAHC, to provide a large multi-purpose park and a new pocket park in the Mowbray Precinct:

- is consistent with specific objectives from the Masterplanning Study prepared by JBA in 2011 as part of the Strategic Review of the Mowbray Precinct after the area was up-zoned from low density Residential to high density residential;
- is consistent with regional and subregional planning and transport strategies as well as local planning studies;
- is not inconsistent with relevant SEPPs and Section 117 Directions;
- is not likely to have any detrimental environmental outcomes; and
- is likely to have positive social impacts for the local community by providing a large park comprising various recreational opportunities and a pocket park with good amenity.

Accordingly, under the authority of Council resolution dated 21st August 2017, Council submits this Planning Proposal to the Minister seeking Gateway Approval for public exhibition.



planning consultants

APPENDIX I

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 92/36362

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
2/11/2017	6:22 PM	-	-

VOL 13227 FOL 206 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 92 IN DEPOSITED PLAN 36362
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP36362

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE (0 NOTIFICATIONS)

NIL

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 91/36362

SEARCH DATE	TIME	EDITION NO	DATE
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2/11/2017	6:22 PM	-	-

VOL 13227 FOL 205 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 91 IN DEPOSITED PLAN 36362
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP36362

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE (1 NOTIFICATION)

1 L543807 EASEMENT FOR SEWERAGE PURPOSES AFFECTING THE PART
OF THE LAND WITHIN DESCRIBED DESIGNATED (A) ON DP534544

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 90/36362

SEARCH DATE	TIME	EDITION NO	DATE
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2/11/2017	6:22 PM	-	-

VOL 13227 FOL 204 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 90 IN DEPOSITED PLAN 36362
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP36362

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE (1 NOTIFICATION)

1 H628293 EASEMENT FOR DRAINAGE AFFECTING THE PART(S) SHOWN
SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

2979795 NOTE: RETAIN C.T. (PARCHMENT) FOR MICROFILMING-REFER TO PUB 31

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 89/36362

SEARCH DATE	TIME	EDITION NO	DATE
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2/11/2017	6:22 PM	-	-

VOL 13227 FOL 203 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 89 IN DEPOSITED PLAN 36362
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP36362

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE (0 NOTIFICATIONS)

NIL

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 88/36362

SEARCH DATE	TIME	EDITION NO	DATE
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2/11/2017	6:22 PM	-	-

VOL 13227 FOL 202 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 88 IN DEPOSITED PLAN 36362
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP36362

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE (0 NOTIFICATIONS)

NIL

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 87/36362

SEARCH DATE	TIME	EDITION NO	DATE
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2/11/2017	6:22 PM	-	-

VOL 13227 FOL 201 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 87 IN DEPOSITED PLAN 36362
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP36362

FIRST SCHEDULE

THE HOUSING COMMISSION OF NEW SOUTH WALES

SECOND SCHEDULE (0 NOTIFICATIONS)

NIL

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 141/222997

SEARCH DATE	TIME	EDITION NO	DATE
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2/11/2017	6:22 PM	1	28/1/2009

LAND

LOT 141 IN DEPOSITED PLAN 222997
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP222997

FIRST SCHEDULE

LANE COVE MUNICIPAL COUNCIL

(R AE407315)

SECOND SCHEDULE (1 NOTIFICATION)

1 THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 5/10892

SEARCH DATE	TIME	EDITION NO	DATE
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2/11/2017	6:22 PM	6	28/7/2015

LAND

LOT 5 IN DEPOSITED PLAN 10892
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP10892

FIRST SCHEDULE

LANE COVE COUNCIL (T AJ690587)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Ref: 1405

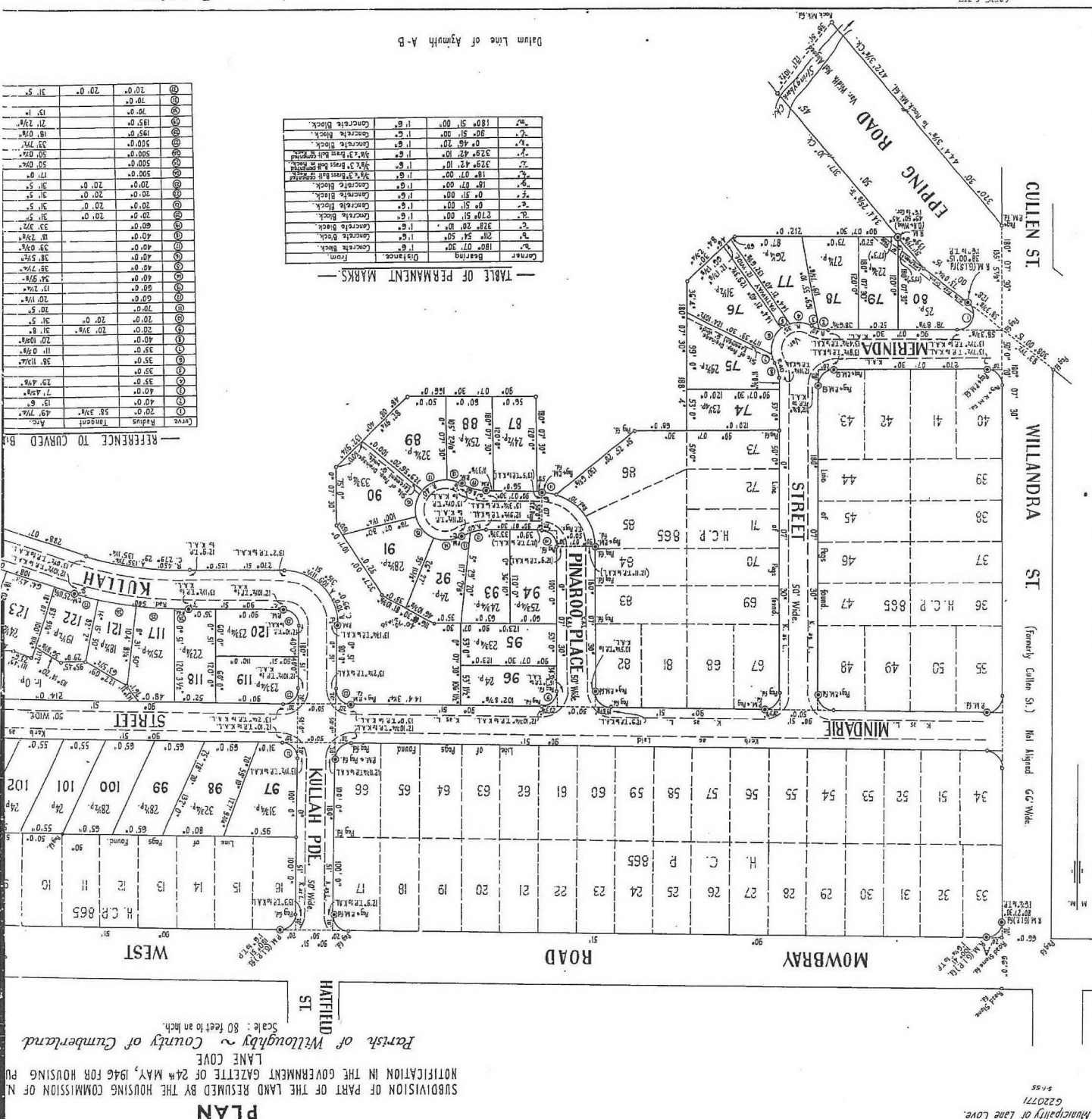
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—TABLE OF PERMANENT MARKS.—

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Municipality of Lane Cove.
G220771

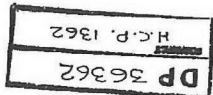
I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 20th day of March, 1978

Benjamin

∂r

.....
(Signature.)
Surveyor registered under the Surveyors Act, 1929.

—REFERENCE TO CURVED BOUNDARIES—



1, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 20th day of March, 1978

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

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2 3 1/2	0.636
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3 0 1/2	0.804
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3 9 3/4	1.024
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5 9 1/4	1.496
5 9 1/2	1.500
5 9 3/4	1.504
5 9 7/8	1.508
6 0	1.512
6 0 1/8	1.516
6 0 1/4	1.520
6 0 1/2	1.524
6 0 3/4	1.528
6 0 7/8	1.532
6 1	1.536
6 1 1/8	1.540
6 1 1/4	1.544
6 1 1/2	1.548
6 1 3/4	1.552
6 1 7/8	1.556
6 2	1.560
6 2 1/8	1.564
6 2 1/4	1.568
6 2 1/2	1.572
6 2 3/4	1.576
6 2 7/8	1.580
6 3	1.584
6 3 1/8	1.588
6 3 1/4	1.592
6 3 1/2	1.596
6 3 3/4	1.600
6 3 7/8	1.604
6 4	1.608
6 4 1/8	1.612
6 4 1/4	1.616
6 4 1/2	1.620
6 4 3/4	1.624
6 4 7/8	1.628
6 5	1.632
6 5 1/8	1.636
6 5 1/4	1.640
6 5 1/2	1.644
6 5 3/4	1.648
6 5 7/8	1.652
6 6	1.656
6 6 1/8	1.660
6 6 1/4	1.664
6 6 1/2	1.668
6 6 3/4	1.672
6 6 7/8	1.676
6 7	1.680
6 7 1/8	1.684
6 7 1/4	1.688
6 7 1/2	1.692
6 7 3/4	1.696
6 7 7/8	1.700
6 8	1.704
6 8 1/8	1.708
6 8 1/4	1.712
6 8 1/2	1.716
6 8 3/4	1.720
6 8 7/8	1.724
6 9	1.728
6 9 1/8	1.732
6 9 1/4	1.736
6 9 1/2	1.740
6 9 3/4	1.744
6 9 7/8	1.748
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7 0 1/4	1.760
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7 0 3/4	1.768
7 0 7/8	1.772
7 1	1.776
7 1 1/8	1.780
7 1 1/4	1.784
7 1 1/2	1.788
7 1 3/4	1.792
7 1 7/8	1.796
7 2	1.800
7 2 1/8	1.804
7 2 1/4	1.808
7 2 1/2	1.812
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7 2 7/8	1.820
7 3	1.824
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7 3 1/2	1.836
7 3 3/4	1.840
7 3 7/8	1.844
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7 4 7/8	1.868
7 5	1.872
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7 5 3/4	1.888
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7 6 1/2	1.908
7 6 3/4	1.912
7 6 7/8	1.916
7 7	1.920
7 7 1/8	1.924
7 7 1/4	1.928
7 7 1/2	1.932
7 7 3/4	1.936
7 7 7/8	1.940
7 8	1.944
7 8 1/8	1.948
7 8 1/4	1.952
7 8 1/2	1.956
7 8 3/4	1.960
7 8 7/8	1.964
7 9	1.968
7 9 1/8	1.972
7 9 1/4	1.976
7 9 1/2	1.980
7 9 3/4	1.984
7 9 7/8	1.988
8 0	1.992
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8 0 1/4	2.000
8 0 1/2	2.004
8 0 3/4	2.008
8 0 7/8	2.012
8 1	2.016
8 1 1/8	2.020
8 1 1/4	2.024
8 1 1/2	2.028
8 1 3/4	2.032
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8 2 1/4	2.048
8 2 1/2	2.052
8 2 3/4	2.056
8 2 7/8	2.060
8 3	2.064
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8 3 1/4	2.072
8 3 1/2	2.076
8 3 3/4	2.080
8 3 7/8	2.084
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8 4 1/4	2.096
8 4 1/2	2.100
8 4 3/4	2.104
8 4 7/8	2.108
8 5	2.112
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8 5 1/2	2.124
8 5 3/4	2.128
8 5 7/8	2.132
8 6	2.136
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8 6 1/2	2.148
8 6 3/4	2.152
8 6 7/8	2.156
8 7	2.160
8 7 1/8	2.164
8 7 1/4	2.168
8 7 1/2	2.172
8 7 3/4	2.176
8 7 7/8	2.180
8 8	2.184
8 8 1/8	2.188
8 8 1/4	2.192
8 8 1/2	2.196
8 8 3/4	2.200
8 8 7/8	2.204
8 9	2.208
8 9 1/8	2.212
8 9 1/4	2.216
8 9 1/2	2.220
8 9 3/4	2.224
8 9 7/8	2.228
9 0	2.232
9 0 1/8	2.236
9 0 1/4	2.240
9 0 1/2	2.244
9 0 3/4	2.248
9 0 7/8	2.252
9 1	2.256
9 1 1/8	2.260
9 1 1/4	2.264
9 1 1/2	2.268
9 1 3/4	2.272
9 1 7/8	2.276
9 2	2.280
9 2 1/8	2.284
9 2 1/4	2.288
9 2 1/2	2.292
9 2 3/4	2.296
9 2 7/8	2.300
9 3	2.304
9 3 1/8	2.308
9 3 1/4	2.312
9 3 1/2	2.316
9 3 3/4	2.320
9 3 7/8	2.324
9 4	2.328
9 4 1/8	2.332
9 4 1/4	2.336
9 4 1/2	2.340
9 4 3/4	2.344
9 4 7/8	2.348
9 5	2.352
9 5 1/8	2.356
9 5 1/4	2.360
9 5 1/2	2.364
9 5 3/4	2.368
9 5 7/8	

OFFICE USE ONLY

D. P. 534544 (E)

Registered

C.A.

Title System Torrens

Purpose EasementRef. Map Lane Cove Sh. 8

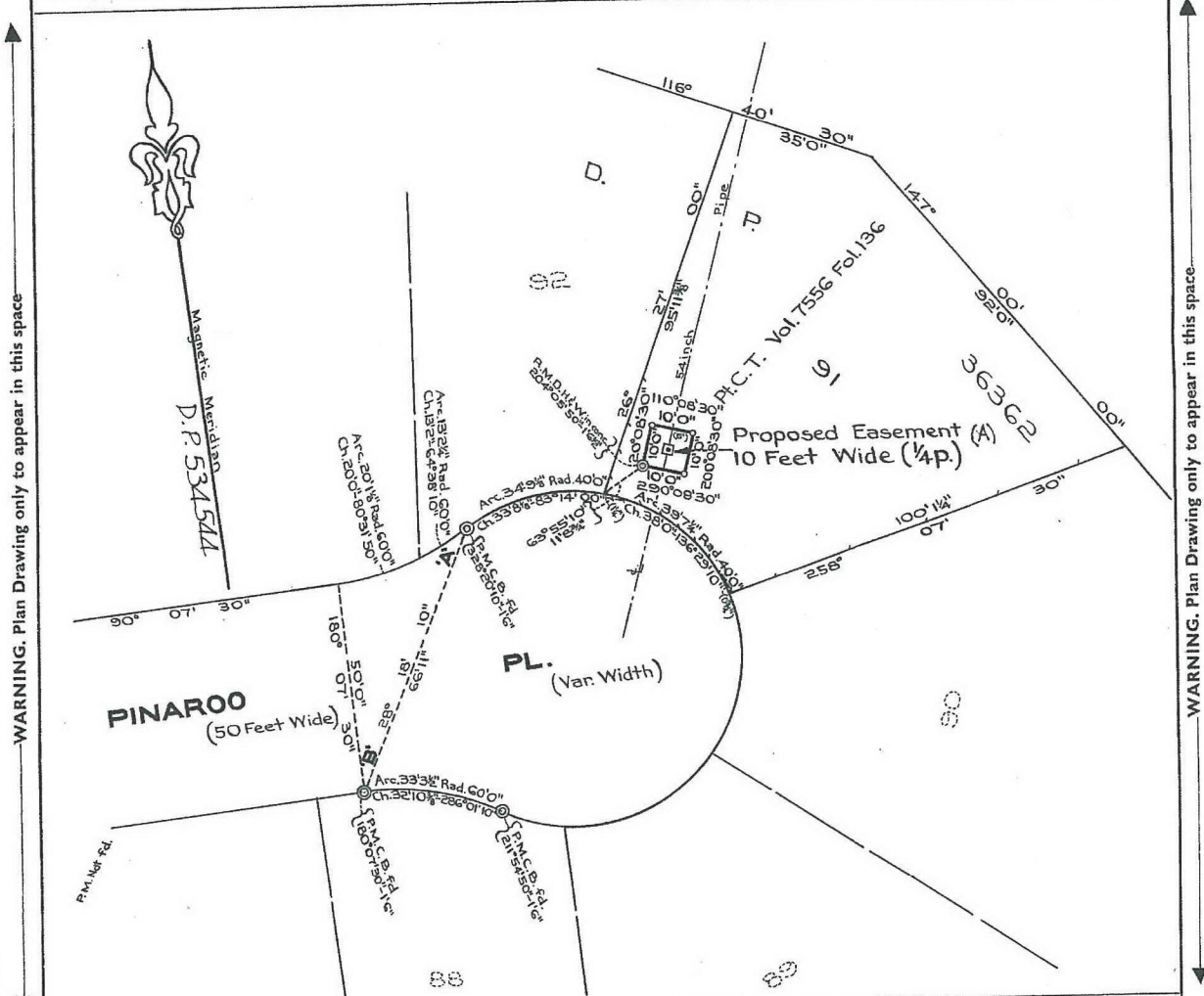
Last Plan D. P. 36362

Mun. ~~State~~ City Lane Cove

Town or Locality Lane Cove West

Parish **Willoughby**County Cumberland

Scale **30 Feet to an inch**



WARNING. Plan Drawing only to appear in this space—

WARNING. Plan Drawing only to appear in this space.

Signatures, Seals and Statements of intention to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to user.

I, Allan Robert Graham of M.W.S.&D.B. Sydney
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the
survey represented in this plan
is accurate and has been made' (1) by me (2) under my immediate
supervision in accordance with the Survey Practice Regulations, 1933, and was completed
on 24th July 1968

Datum Line of
Azimuth 'A'-B' Signature *C. K. Raman*
Surveyor Registered under Surveyors Act, 1929, as amended
*Strike out either (1) or (2). †Insert date of survey.

COUNCIL CLERK'S CERTIFICATE

I hereby certify that—
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans); and

*(b) the requirements of Section 34B of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended,

have been complied with by the applicant in relation to the proposed (insert "new road" or "subdivision") set out herein.

Subdivision No. _____

Date 01-07-2000 10:00:00 AM

(Signature)
Council Clerk

*NOTE.—This part of certificate to be deleted where the application is only for the opening of a new road, or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water Sewerage and Drainage Board.

[†]Strike out either (1) or (2). [‡]Insert date of survey.

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 524544		
FEET INCHES		METRES
-	0 3/4	0.029
-	1 1/8	0.028
-	1 1/4	0.032
-	10	0.284
1	-	0.305
1	6	0.437
1	6 1/2	0.470
3	6	1.057
5	-	1.824
8	-	3.098
11	8 3/4	3.375
13	2	4.013
13	-	4.020
20	1 1/8	6.125
32	10 3/8	10.017
33	3 1/2	10.147
33	1 1/8	10.147
35	9 1/8	10.595
35	-	10.665
38	-	11.582
59	7 1/4	12.971
40	-	12.192
50	-	15.240
60	-	18.288
66	11	20.396
92	-	26.072
95	11 3/8	26.072
100	1 1/4	30.512
520	-	158.496
AC RD P		SQ H
-	1/4	6.3

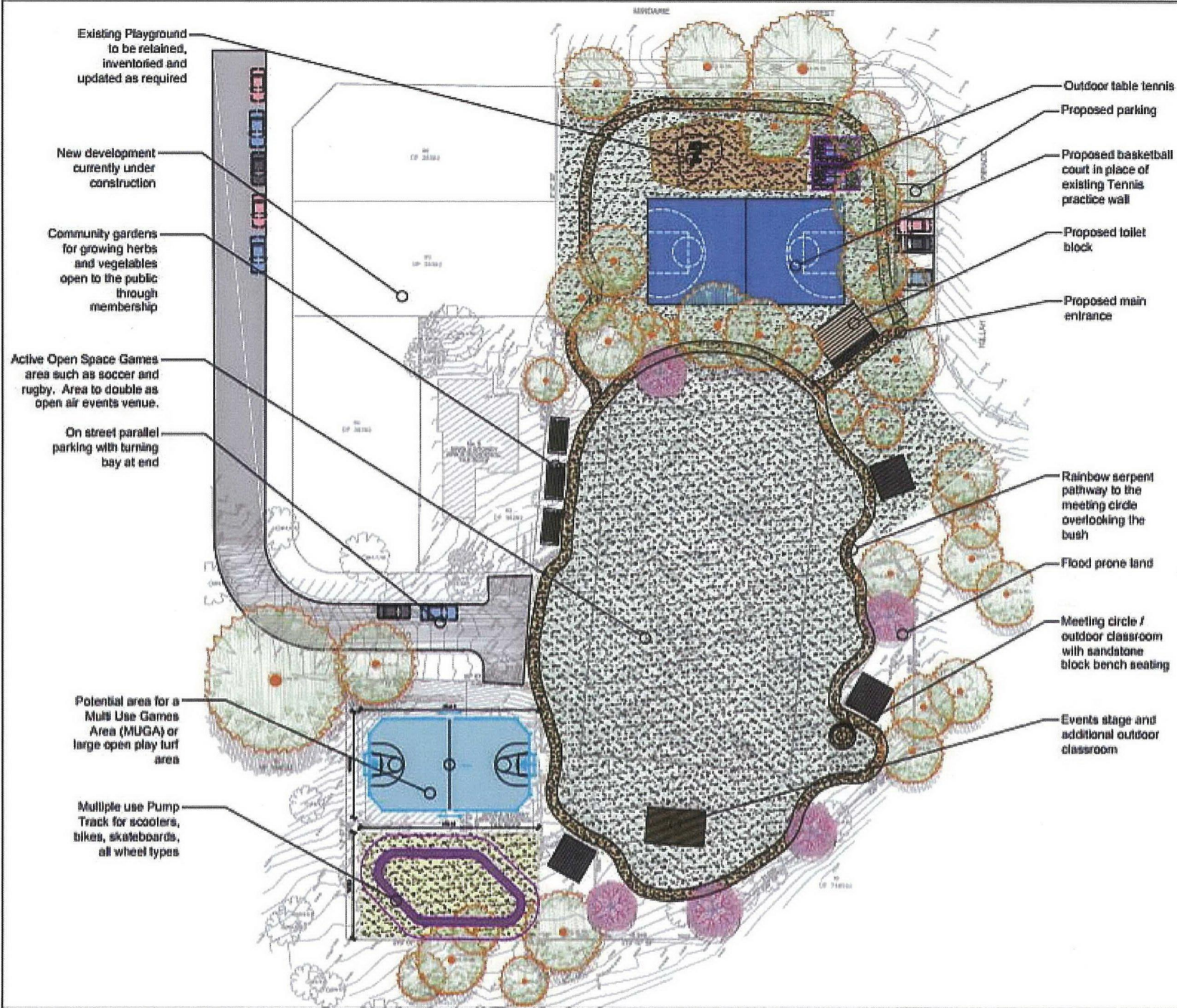
G.W.G.
Vv 14

SURVEYOR'S REFERENCE 870603



planning consultants

APPENDIX 2



NO.	DATE	DESCRIPTION

LANE COVE COUNCIL OUTDOOR SPACE & URBAN SERVICES

Project: Pinaroo Place Park
 Location: Lane Cove
 Date: 10/10/2010
 Drawn: [Name]
 Checked: [Name]
 Scale: 1:500

PROJECT:
 Pinaroo Place Park
 Lane Cove



Preliminary Design

Drawn: [Name]
 Checked: [Name]
 Scale: 1:500



planning consultants

APPENDIX 3

